

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JUNE 17, 2020

A meeting of the City of Charleston Planning Commission was held at 5:00 p.m., on Wednesday, June 17, 2020 via Zoom Webinar. The following applications were considered:

REGULAR MEETING

APPROVAL OF MINUTES

Commission approval of minutes from the Planning Commission February 2020 meeting.

APPROVAL (8-0)

REZONINGS

1. **295 Calhoun St (Harleston Village – Peninsula) TMS # 4570202001** – approx. 2.1 ac. Request rezoning from Height District 85/30 (85 feet/30 feet) Classification to Height District 7 (7 stories) Classification.

RECOMMEND APPROVAL (9-0)

2. **1144 Folly Rd (McCalls Corner – James Island) TMS # 4251300031** – approx. 0.38 ac. Request rezoning from Single-Family Residential (SR-1) to Residential Office (RO) and Folly Road Overlay (FRO).

RECOMMEND APPROVAL (9-0)

3. **Maybank Hwy (Johns Island) TMS # 3130000043, 031, 306, 307, 034 & 035** – approx. 22.37 ac. Request rezoning from Single-Family Residential (SR-6), General Business (GB) and Maybank Hwy Corridor Overlay District in Charleston County (OD-MHC) to Planned Unit Development (PUD) South Station.

RECOMMEND APPROVAL (9-0)

4. **276 Coming Street (Cannonborough-Elliottborough – Peninsula) TMS # 4600404003** – 0.07 ac. Request rezoning from Diverse-Residential (DR-2F) to Commercial Transitional (CT).

RECOMMEND DISAPPROVAL (5-3) (HARRISON RECUSED)

PROPERTY CONVERSION

1. **Jobee Dr (Ashleytowne Village – West Ashley) TMS # 3581600218** – approx. 0.196 ac. Request conversion of property designation from Common Area to Building Site. Zoned Diverse-Family Residential (DR-1) Classification.

RECOMMEND APPROVAL (8-1)

SUBDIVISION

1. **Oakville Plantation Rd (American Star – Johns Island) TMS# 3170000011, 055 & 089** – approx. 201.6 ac. 205 lots. Request one (1) year extension of subdivision concept plan approval. Zoned Rural Residential (RR-1) and Light Industrial (LI).

RECOMMEND APPROVAL (6-2)

2. **Broad and Barre St (St Mary's Field Residential and Park – Peninsula) TMS# 4570701030** – approx. 2.25 ac. 21 lots. Request subdivision concept plan approval. Zoned Limited Business (LB).

RECOMMEND APPROVAL (8-0)

3. **Point Hope Pkwy (First Light Ph 4 – Cainhoy South) TMS# 2620000008** – approx. 22.9 ac. 26 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD) (Cainhoy).

RECOMMEND APPROVAL (8-0)

4. **4 Gadsden St (Harleston Village – Peninsula) TMS# 4570303001**—approx. 0.342 ac. 6 Lots. Request subdivision concept plan approval. Zoned Single- and Two-Family Residential (STR).

RECOMMEND APPROVAL (8-0)

ORDINANCE AMENDMENTS

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by replacing Part 16 (Cluster Development) of Article 2 (Land Use Regulations) with a new Part 16 (Conservation Development) and by adding relevant definitions to Sec. 54-120 of the Zoning Ordinance.

DEFERRED (8-0)

2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivision and development of single affordable housing as a conditional use within multiple base zoning districts. **(As amended)**

DEFERRED (8-0)

3. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend the definitions for half story, accessory building, and accessory dwelling unit, and incorporate provisions to permit accessory dwelling units within all base zoning districts in the City of Charleston.

DEFERRED (8-0)

4. To amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend Section 54-505(c) pertaining to the exception for maximum allowed height for properties located in a special flood hazard area within the Conservation, RR-1, SR-1, SR-2, SR-6, SR-7 and STR zoning districts.

APPROVED (8-0)

ZONINGS

1. **340-342 Woodland Shores Rd (Woodland Shores – James Island) TMS # 3431100111, 112** – approx. 0.7 ac. Request zoning of Single-family Residential (SR-1) Zoned Single-family Residential (R-4) in Charleston County.

RECOMMEND APPROVAL (8-0)

2. **513 Arlington Dr (Sylcope – West Ashley) TMS # 3100700090** – approx. 0.51 ac. Request zoning of Diverse-Residential (DR-1F). Zoned Mixed Style Residential (M-12) in Charleston County.

RECOMMEND APPROVAL (8-0)

3. **1384 Joy Ave (Orange Grove Estates – West Ashley) TMS # 3521000015** – approx. 0.45 ac. Request zoning of Single-family Residential (SR-1). Zoned Single-family Residential (R-4) in Charleston County.

RECOMMEND APPROVAL (8-0)

4. **230 Yates Ave (Riverland Terrace – James Island) TMS #3430500042** – approx. 0.24 ac. Request zoning of Single-family Residential (SR-1). Zoned Single-family Residential (R-4) in Charleston County.

RECOMMEND APPROVAL (8-0)

5. **1837 Bentgrass Ct (Grimball Shores – James Island) TMS # 3340300023**– approx. 0.61 ac. Request zoning of Rural Residential (RR-1). Special Management District (S-3) in Charleston County.

RECOMMEND APPROVAL (8-0)

6. **Nats Ct (Westside - Peninsula)** – approx. 0.10 ac. Request zoning of Diverse Residential (DR-2F). Currently unzoned right-of-way.

RECOMMEND APPROVAL (7-0) (PFLUG RECUSED)

7. **334 Folly Rd (Dogwood Park – James Island) TMS # 4240500030** – approx. 0.39 ac. Request zoning of General Business (GB) and Folly Road Overlay (FRO). Zoned Folly Road Corridor Overlay District (OD_FRC) in Charleston County.

RECOMMEND APPROVAL (8-0)

8. **Maybank Hwy (South Station – Johns Island) – TMS # 3130000306, 034 & 035** – approx. 5.52 ac. Request zoning of Planned Unit Development (PUD) (South Station). Currently zoned Maybank Highway Corridor Overlay District (OD_MHC) in Charleston County.

RECOMMEND APPROVAL (9-0)

ELECTION OF CHAIR AND VICE-CHAIR

Commission selection of a chairperson and vice-chairperson to serve until January 2021.

DEFERRED (8-0)